10/1/24

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Puttaparthi Urban Development Authority, Puttaparthi - Change of Land Use from Agriculture Use to Residential Use in Sy.Nos.171(P), 173(P), 142(P), 170(P), 172(P), 174(P) and 175(P) to an extent of Ac.38.11 Cents in Kappalabanda Village, Puttaparthi Mandal, Sri Sathya Sai District - Applied by Capital Heights, Hyderabad - Draft variation - Confirmation - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.6 **Dated.09.01.2024.**

Read the following:

1) From the Vice Chairperson (FAC), Puttaparthi Urban Development Authority, Puttaparthi, Lr.Roc.No.93/2023/PUDA/PTP, dated.22.08.2023.
2) Govt.Memo.No.2263176/M1/2023, dated.15.11.2023.
3) From the Vice Chairperson (FAC), Puttaparthi Urban Development Authority, Puttaparthi, Lr.Roc.No.120/2023/P/PTP, dated.27.11.2023.
4) Govt.Memo.No.2263176/M1/2023, dated.30.11.2023.
5) Notification No.3173, dated.30.11.2023 published in Part-I of Andhra Pradesh Gazette.
6) From the Vice Chairperson (FAC), Puttaparthi Urban Development Authority, Puttaparthi, Lr.Roc.No.120/2023/P/PTP, dated.04.01.2024.

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O R D E R:

The Draft Variation to the land use envisaged in the Puttaparthi Urban Development Authority's Master plan of Puttaparthi issued in the Government Memo., 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.3173, Part-I, dated.30.11.2023. In the letter 6th read above, the Vice-Chairperson, Puttaparthi Urban Development Authority, Puttaparthi has reported that the Draft Variation Notification was publishedin two daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:09.01.2024.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Vijayawada.
The Vice-Chairperson,
Puttaparthi Urban Development Authority, Puttaparthi.

(P.T.O.)

Copy to:
The applicant – **through** the Vice-Chairperson, PUDA., Puttaparthi.
The District Collector, Sri Sathya Sai District.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in Puttaparthi Urban Development Authority's Master plan sanctioned in G.O.Ms.No.412, MA&UD Department, dated.04.08.2006 and proposed in exercise of the powers conferred under section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

VARIATION

The site is situated in Sy.Nos.171(P), 173(P), 142(P), 170(P), 172(P), 174(P) and 175(P) of Kappalabanda Village, Puttaparthi Mandal, Sri Sathya Sai District to an extent of Ac.38.11 Cents belongs to M/s. CAPITAL HEIGHTS, Hyderabad. The boundaries which are as shown in the scheduled here under and which is earmarked for Agriculture Use zone in Master Plan vide Puttaparthi Urban Development Authority's Master Plan sanctioned in G.O.Ms.No.412, MA&UD Department, dated.04.08.2006 is now designated for Residential Use by variation of change of land use and marked as "a, b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w and x", as the proposed site is getting access from 100'-0" wide Road on Northern side and surrounded by Residential Use, which is available in the O/o. the Vice-Chairperson, Puttparthi Urban Development Authority, Puttaparthi, subject to the following conditions:

1) The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.

2) The applicant shall not disturb natural course of water bodies if any passing through the proposed site and scrupulously be followed the rules and regulations stipulated by the irrigation department.

3) The applicant should have to form the 100'-00" wide road as shown in the submitted plan and same shall be handed over to Vice-Chairperson, Puttaparthi Urban Development Authority, Puttaparthi through Registered Gift Deed at free of cost.

4) The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

(Contd...3)

5) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.

6) The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

7) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

8) The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

9) Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

East: Owner's Land in Sy.No.174 & Sy.No.183.

West: Other's Land in Sy.No.141.

North: Owner's Land in Sy.Nos.175 & 176.

South: Other's Land in Sy.No.171.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER.